

September 14, 1989

STAFF REPORT
(Final Plat; Preliminary Plat Approved 7/27/89)

CASE NUMBER: S/D 89-37 - PARK WEST PLAZA ADDITION

OWNER/APPLICANT: J.W. Russell Construction, Inc., 443 N. Maize Rd., Wichita, KS 67212

SURVEYOR/ENGINEER: Baughman Co., P.A.

LOCATION: West of Maize Road, south of Central

SITE SIZE: 17.6 Acres

NUMBER OF LOTS

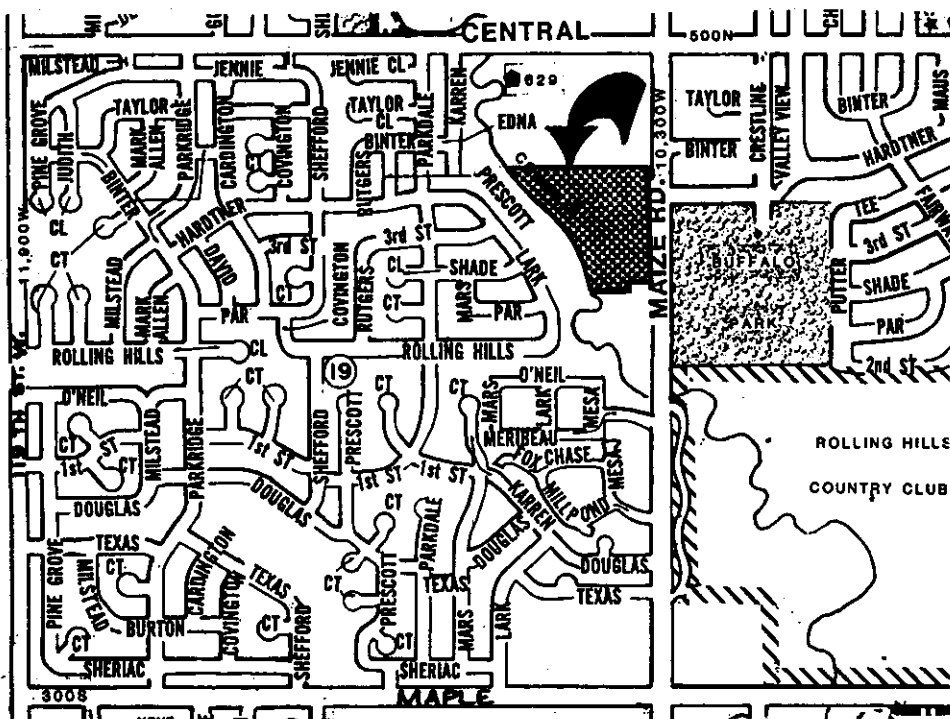
Residential:	1
Office:	1
Commercial:	5
Industrial:	
Total:	7

MINIMUM LOT AREA: 17,000 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling, "BB" Office/Commercial

PROPOSED ZONING: "R-6" General Residence, "BB" Office, "OC" Office-Commercial (Z-2931)

VICINITY MAP:



THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 9/7/89 SUBJECT **PARK WEST PLAZA** TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 9/8/89

AN ADDITION TO WICHITA, KANSAS

OFFICE COPY
DO NOT REMOVE

State of Kansas } s.s. We, Baughman Company, P.A., Surveyors in Sedgwick County } do hereby certify that we have surveyed and platted "PARK WEST PLAZA," an Addition to Wichita, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed described as being a replat of Lot 1, Riverside Hospital 1st Addition, Wichita, Kansas, together with a tract in the N.E. 1/4 of Sec. 13, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, described as beginning at a point on the east line of said N.E. 1/4, said point being 305.8 feet south of the N.E. Corner of said N.E. 1/4; thence west parallel with the north line of said N.E. 1/4, 1036 feet; thence southerly with an interior angle of 86° 09'; 190 feet; thence southeasterly 934.69 feet more or less to a point 660 feet north and 726 feet west of the S.E. Corner of said N.E. 1/4; thence east parallel with the south line of said N.E. 1/4, 726 feet to a point on the east line of said N.E. 1/4; thence north along the east line of said N.E. 1/4 603.63 feet more or less to a point 1375.8 feet south of the N.E. Corner of said N.E. 1/4; thence west parallel with the north line of said N.E. 1/4, 60 feet; thence north parallel with the east line of said N.E. 1/4, 170 feet; thence east parallel with the north line of said N.E. 1/4, 60 feet to a point on the east line of said N.E. 1/4; thence north along the east line of said N.E. 1/4, 300 feet to the point of beginning; EXCEPT the south 100 feet thereof and EXCEPT that part platted as J.W. Russell First Addition to Wichita, Sedgwick County, Kansas.

Baughman Company P.A.

Gregory F. Severns Surveyor

We, the undersigned, holders of a mortgage on the above described property do hereby consent to the plat of "PARK WEST PLAZA," an Addition to Wichita, Kansas.

Mid-Continent Federal Savings and Loan Association

State of Kansas } s.s. The foregoing instrument was acknowledged before me this ____ day of _____, 1989, by _____ of Mid-Continent Federal Savings and Loan Association, on behalf of the Savings and Loan.

My App't Exp. _____ Notary Public

This plat of "PARK WEST PLAZA," an Addition to Wichita, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this ____ day of _____, 1989.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Sue L. Crockett Chairman

Marvin S. Krout Secretary

This approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas this ____ day of _____, 1989.

Bob Knight Mayor

John Moir City Clerk

Entered on transfer record this ____ day of _____, 1989.

Don Wright County Clerk

State of Kansas } s.s. This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ____ day of _____, 1989, at ____ o'clock ____ M; and is duly recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy

RIVERSIDE HEALTH SERVICES, INC.

Robert Dixon Chief Financial Officer

J.W. RUSSELL CONSTRUCTION, INC.

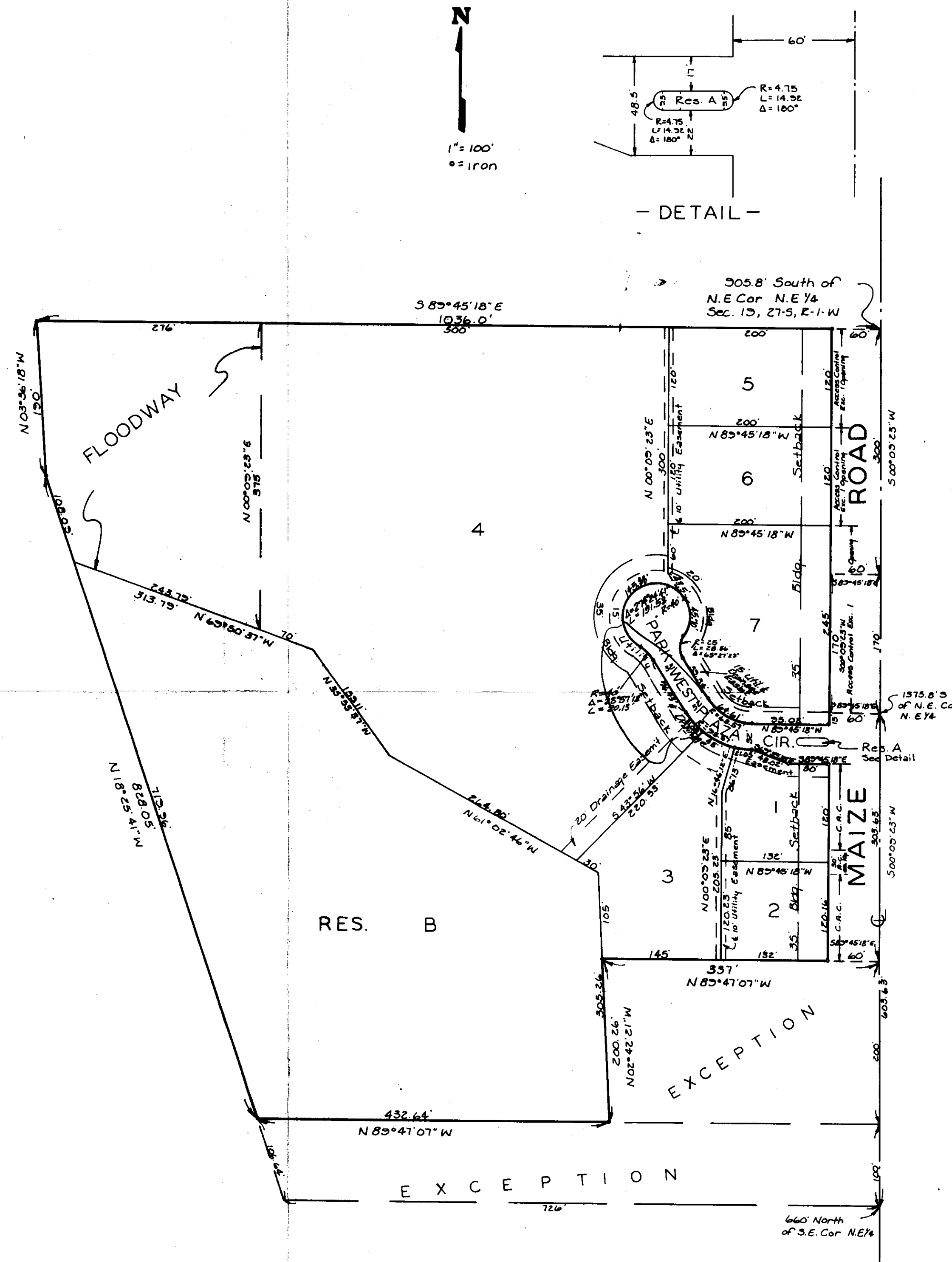
J.W. Russell President

State of Kansas } s.s. The foregoing instrument was acknowledged before me this ____ day of _____, 1989, by Robert Dixon, Chief Financial Officer of Riverside Health Services, Inc., on behalf of the corporation.

Notary Public
My App't Exp. _____

State of Kansas } s.s. The foregoing instrument was acknowledged before me this ____ day of _____, 1989, by J.W. Russell, President of J.W. Russell Construction, Inc., on behalf of the corporation.

Notary Public
My App't Exp. _____



Minimum Pad Elevation:
137.6 City Datum
1325 Mean Sea Level

Bench Marks:
1/4" bar @ N.W. Cor Planter @ N.W. Cor S.W. Bell Bldg.
S.E. Cor Central # Maize - Elev. = 145.73 City Datum
1333.13 M.S.L.

"a" cut on top of curb @ S end of curb return @ S.E. Cor. Hardtner # Maize - Elev. = 134.5 City Datum
1321.30 M.S.L.



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1668
(316) 268-4561

September 14, 1989

Baughman Company
315 S. Ellis
Wichita, KS 67211

Re: S/D 89-37 PARK WEST PLAZA ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 14, 1989, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of September 8, 1989.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for the second half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: J.W. Russell Construction, Inc., 443 N. Maize Rd., Wichita,
KS 67212
Riverside Health Services, Inc., Attn: Robert Dixon, 2622
W. Central, Wichita, KS 67203
Bill Yung Design, 4912 E. 29th St. North, Wichita, KS 67220
Mike Lindebak, City Engineer

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